

CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS OWNERS OF THE FACILITIES. THE ENGINEER DOES NOT ACCEPT THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH HORIZONTALLY AND VERTICALLY THE LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED, AND TO NOTIFY THE ENGINEER PROMPTLY OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO EXISTING UTILITIES SHALL BE REPAIRED BY THE CONTRACTOR AT HIS EXPENSE.

VICINITY MAP

NOT TO SCALE

WATER METER CHART			
PHASE II			
ID	SIZE	TYPE	REMARKS
1	2"	IRRIGATION	PROP.
2	2"	IRRIGATION	PROP.
3	2"	DOMESTIC	PROP.
4	2"	DOMESTIC	PROP.
5	2"	DOMESTIC	PROP.
6	2"	DOMESTIC	PROP.
7	2"	IRRIGATION	PROP.
8	2"	DOMESTIC	PROP.
9	2"	DOMESTIC	PROP.
10	2"	DOMESTIC	PROP.
11	2"	DOMESTIC	PROP.
12	2"	IRRIGATION	PROP.
13	2"	DOMESTIC	PROP.
14	2"	DOMESTIC	PROP.
15	2"	IRRIGATION	PROP.
16	2"	DOMESTIC	PROP.
17	2"	DOMESTIC	PROP.
18	2"	DOMESTIC	PROP.
19	2"	IRRIGATION	PROP.
20	2"	DOMESTIC	PROP.
21	2"	DOMESTIC	PROP.

LEBANON 180 JOINT VENTURE
VOL. 2817, PG. 14
D.R.C.C.T.

Site Plan Notes

Any revision to this plan will require city approval and will require revisions to any corresponding plans to avoid conflicts between plans.

Development Services

- 1) Dumpsters and trash compactors shall be screened in accordance with the Comprehensive Zoning Ordinance.
- 2) Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
- 3) Outdoor lighting shall comply with the lighting and glare standards contained within the Comprehensive Zoning Ordinance.
- 4) Landscaping shall conform to the landscape plans approved by the City.
- 5) All elevations shall comply with applicable overlay district requirements.
- 6) Removal, transplanting, protection and or mitigation of protected trees, shall comply with the Comprehensive Zoning Ordinance. Tree surveys and tree protection are subject to City inspection and approval.

Fire Department

- 1) Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- 2) Fire lanes shall be designed and constructed per city standards or as directed by the Fire Department.
- 3) Two points of access shall be maintained for the property at all times.
- 4) Speed bumps are not permitted within a fire lane.

Building Inspections

- 1) Handicapped parking areas and building accessibility shall conform to the Americans with Disabilities Act (ADA) and with the requirements of current, adopted International Building Code.
- 2) All signage is subject to Building Inspection Division approval.
- 3) All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection Division approval.
- 4) All exterior building materials are subject to Building Inspection Division's approval.

Engineering

- 1) Sidewalks and barrier free ramps at all curb crossings shall be provided per city standards.
- 2) Approval of the site plan is not final until all engineering plans are approved.
- 3) Site plan approval is required prior to grading release.

Parks Department

- 1) All subdivisions or additions are required to identify any existing or proposed bodies of water or wetlands within the proposed subdivision or addition. All necessary permits required for development shall be secured prior to the commencement of construction.
- 2) Four-inch (4") sleeves for irrigation lines and electrical service shall be installed in street medians.
- 3) All right-of-way areas shall have eight (8") inches of topsoil prior to acceptance by the City.

NOTES:

1. ALL HEAD IN PARKING SPACES ARE TO BE 9'x18' TYPICAL WITH 2-FOOT ALLOWANCE FOR BUMPER OVERHANG. ALL PARALLEL PARKING SPACES ARE TO BE 8'x22' TYPICAL AND ALL GARAGE SPACES TO BE 9'x20' MINIMUM TYPICAL.
2. ALL SCREENING WALLS AROUND DUMPSTERS SHALL BE 6' TALL MINIMUM AND TRASH COMPACTORS ARE TO BE 8' TALL MINIMUM AND TO MATCH THE BUILDING MATERIALS USED.
3. ALL PARKING ALONG RIGHT-OF-WAY TO BE SCREEN WITH A COMBINATION OF BERM AND OR SHRUBS TO MEET MINIMUM 3' HEIGHT. (REFER TO L.S. PLANS) AMENITIES TO BE PROVIDED ACCORDING TO THE MAJOR CREEK ORDINANCE AS FOLLOWS:
 - A. TRAIL HEAD PARK
 - B. 750 S.F. COMMON COURTYARD OR BALCONIES BETWEEN BUILDINGS AND CREEK
 - C. BUILDING ORIENTATION WHERE THE BUILDING ADJACENT TO THE FLOOD PLAIN IS NOT THE "BACK" OF THE BUILDING ("BACK" MEANING THE LESS APPEALING SIDE, AS IN A SIDE SHOWING JUST UTILITY CONNECTIONS.)
 - D. BUILDING TO HAVE THE SAME MATERIALS AND ARCHITECTURAL ELEMENTS ON ALL SIDES
5. MULTIFAMILY AMENITIES TO BE PROVIDED AS FOLLOWS:
 - A. EXERCISE FACILITY
 - B. IMPROVED PICNIC AREAS
 - C. PLAYGROUND TOT LOT
 - D. SWIMMING POOL
 - E. THEATER

MATCHLINE - SEE SHEET 2 OF 3

6. ALL FINISH FLOOR ELEVATIONS AND RETAINING WALL HEIGHTS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE UNTIL FINALIZED DURING FINAL CONSTRUCTION PLANS ARE ISSUED.
7. ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED. FIRELANE RADI SHOWN TO FACE OF CURB.
8. BUILDING SETBACK LINES, INCLUDING FROM INTERIOR PROPERTY LINES, SHALL BE MET PER CITY ORDINANCE, AS IT EXISTS, OR MAY BE AMENDED, IF THE TWO LOTS ARE NOT DEVELOPED UNDER ONE OWNERSHIP.
9. FIRE COVERAGE SHALL BE MET PER CITY ORDINANCES, AS IT EXISTS, OR MAY BE AMENDED, OR MAY BE APPROVED BY THE CITY'S FIRE MARSHALL AT THE TIME OF FINAL SITE PLAN.
10. ALL RADI ALONG FIRE LANES SHALL BE MET PER CITY ORDINANCES, AS IT EXISTS, OR MAY BE AMENDED, OR MAY BE APPROVED BY THE CITY'S FIRE MARSHALL AT THE TIME OF FINAL SITE PLAN.
11. HANDICAP PARKING IS PROVIDED IN ACCORDANCE WITH ADA STANDARDS.
12. BUILDINGS WITH ENCLOSED GARAGES, WHEN ADJACENT TO A PUBLIC STREET, MUST FACE GARAGE DOORS INTERNALLY TO THE DEVELOPMENT.
13. NO PROTECTED TREES IN AREAS TO BE DISTURBED WITH THIS PROJECT.
14. PERIMETER SECURITY FENCES SHALL BE 6' TUBULAR STEEL WITH COLUMNS. REFER TO L.S. ARCH. PLANS.
15. FIRE & PEDESTRIAN 6' WIDE WALK WITH TWO RISES OF 9 STEPS 11" WIDE AND 6" HIGH. REFER TO CIVIL PLANS FOR DESIGN. REFER TO STRUCTURAL PLANS FOR WALL DESIGN.
16. FIRE DEPARTMENT CONNECTIONS BEING SUPPLIED BY THE AUTOMATIC FIRE SPRINKLER SYSTEM SHALL NOT BE GREATER THAN 100 FEET FROM A FIRE HYDRANT.

* LEGEND *

SSMH @	SANITARY SEWER MAN-HOLE		24" FIRELANE & UTILITY EASEMENT
SSCO @	SANITARY SEWER CLEAN OUT		RIGHT TURN, LEFT TURN AND MEDIAN OPENING TO BE BUILT THIS PROJECT
+	FH FIRE HYDRANT		EXISTING FLOOD PLAIN, MAINTENANCE, ACCESS AND PARK EASEMENT.
WM	WATER METER		3' MIN. HEIGHT PARKING SCREENING
WV	WATER VALVE		RETAINING WALL
WL	GAS LINE		SECURITY FENCE
OE	OVERHEAD ELECTRIC LINE		BUILDING NUMBER
UT	UNDERGROUND TELEPHONE LINE		BUILDING TYPE
W	WATER LINE		
SS	SANITARY SEWER LINE		
ICV	IRRIGATION CONTROL VALVE		
IRS	IRON ROD FOUND		
IRF	IRON ROD SET		
24' FAUE	24" FIRE LANE ACCESS AND UTILITY EASEMENT		
WE	WATER EASEMENT		
LS	DRAINAGE EASEMENT		
BFE	LANDSCAPE BARRIER FREE RAMP		
12	WATER METER ID		
			COVERED PARKING

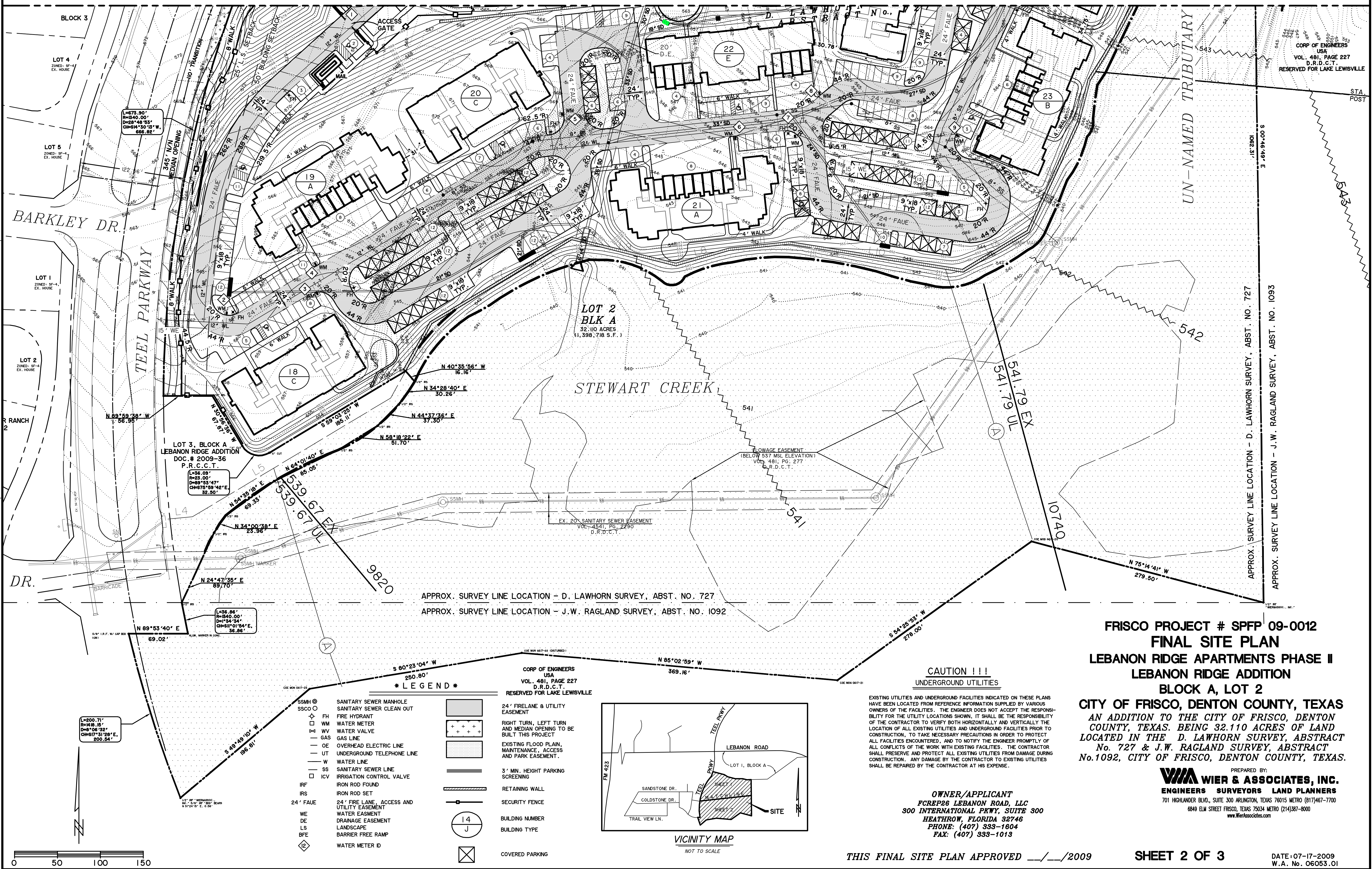
OWNER/APPLICANT
FCREP26 LEBANON ROAD, LLC
300 INTERNATIONAL PKWY, SUITE 300
HEATHROW, FLORIDA 32746
PHONE: (407) 333-1604
FAX: (407) 333-1013

THIS FINAL SITE PLAN APPROVED ___/___/2009

SHEET 1 OF 3

DATE: 07-17-2009
W.A. No. 06053.01

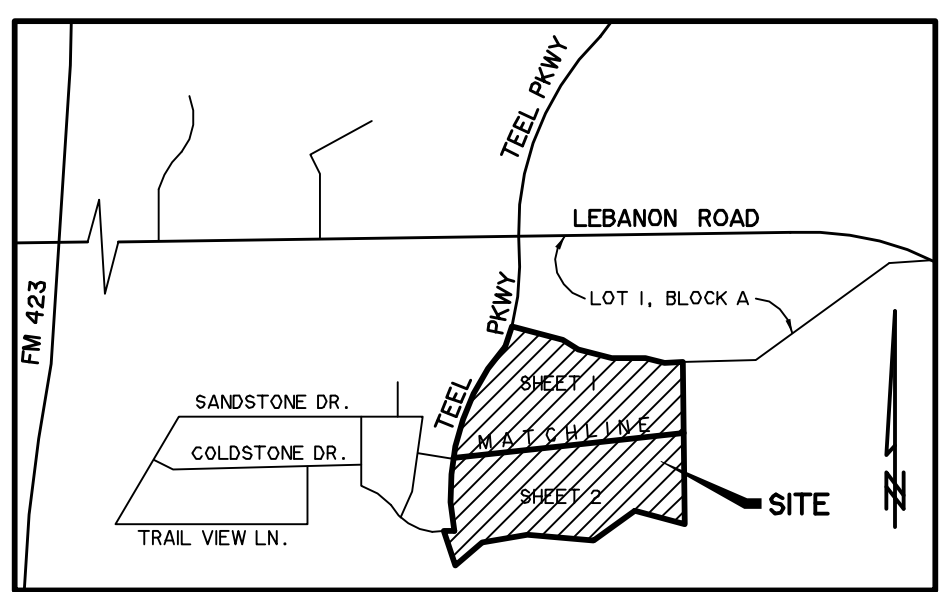
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APPROX. SURVEY LINE LOCATION - D. LAWHORN SURVEY, ABST. NO. 727
APPROX. SURVEY LINE LOCATION - J.W. RAGLAND SURVEY, ABST. NO. 1092

*** LEGEND ***

- | | | | |
|----------|--|----------|---|
| SSMH @ | SANITARY SEWER MANHOLE | [Symbol] | 24' FIRELANE & UTILITY EASEMENT |
| SSCO O | SANITARY SEWER CLEAN OUT | [Symbol] | RIGHT TURN, LEFT TURN AND MEDIAN OPENING TO BE BUILT THIS PROJECT |
| ⊕ | FIRE HYDRANT | [Symbol] | EXISTING FLOOD PLAIN, MAINTENANCE, ACCESS AND PARK EASEMENT. |
| WM | WATER METER | [Symbol] | 3' MIN. HEIGHT PARKING SCREENING |
| WV | WATER VALVE | [Symbol] | RETAINING WALL |
| — | GAS LINE | [Symbol] | SECURITY FENCE |
| — | OVERHEAD ELECTRIC LINE | [Symbol] | BUILDING NUMBER |
| — | UNDERGROUND TELEPHONE LINE | [Symbol] | BUILDING TYPE |
| — | WATER LINE | [Symbol] | COVERED PARKING |
| SS | SANITARY SEWER LINE | [Symbol] | |
| ICV | IRRIGATION CONTROL VALVE | [Symbol] | |
| IRF | IRON ROD FOUND | [Symbol] | |
| IRS | IRON ROD SET | [Symbol] | |
| 24' FAUE | 24' FIRE LANE, ACCESS AND UTILITY EASEMENT | [Symbol] | |
| WE | WATER EASEMENT | [Symbol] | |
| DE | DRAINAGE EASEMENT | [Symbol] | |
| LS | LANDSCAPE | [Symbol] | |
| BFE | BARRIER FREE RAMP | [Symbol] | |
| ⊕ | WATER METER ID | [Symbol] | |



VICINITY MAP
NOT TO SCALE

CAUTION !!!
UNDERGROUND UTILITIES

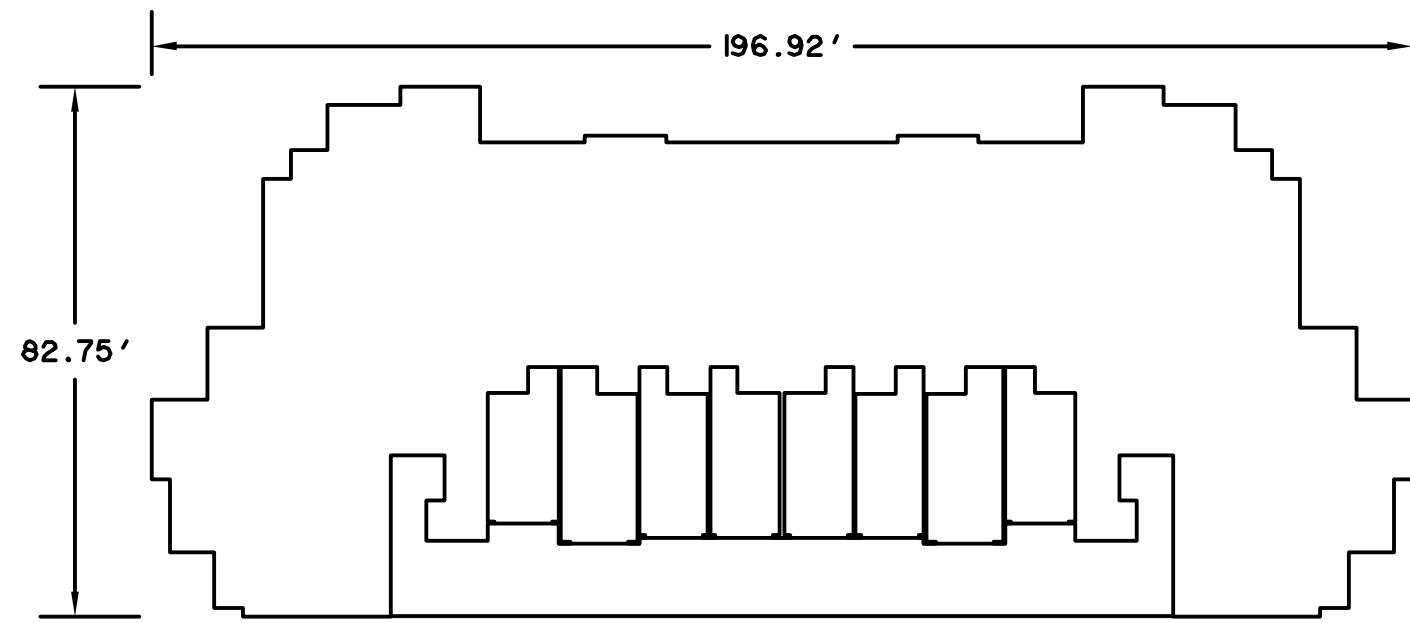
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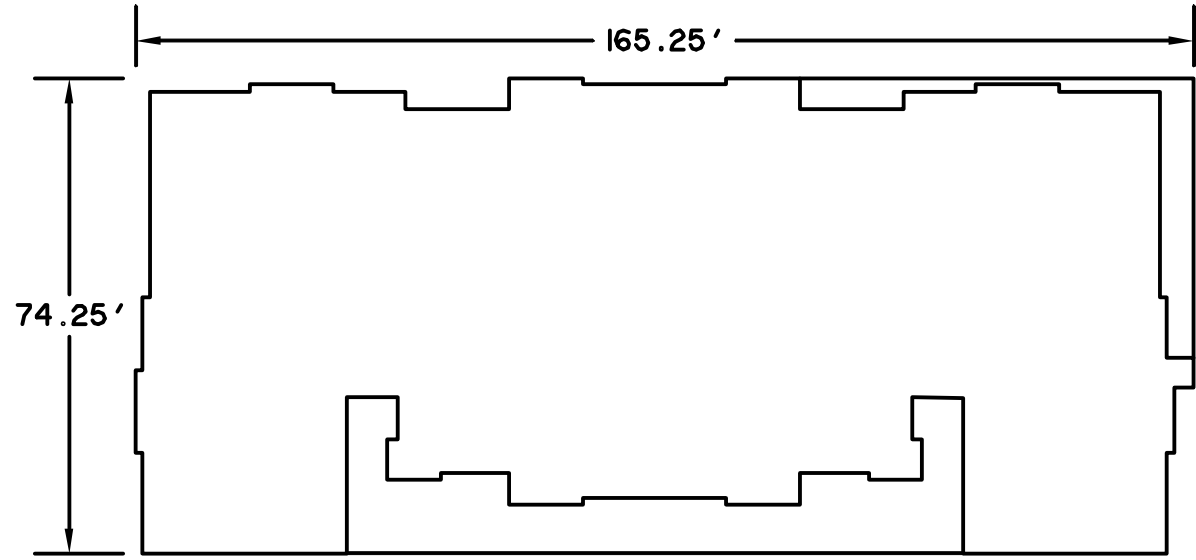
FRISCO PROJECT # SPFP 09-0012
FINAL SITE PLAN
LEBANON RIDGE APARTMENTS PHASE II
LEBANON RIDGE ADDITION
BLOCK A, LOT 2
CITY OF FRISCO, DENTON COUNTY, TEXAS
AN ADDITION TO THE CITY OF FRISCO, DENTON COUNTY, TEXAS. BEING 32.110 ACRES OF LAND LOCATED IN THE D. LAWHORN SURVEY, ABSTRACT No. 727 & J.W. RAGLAND SURVEY, ABSTRACT No. 1092, CITY OF FRISCO, DENTON COUNTY, TEXAS.

PREPARED BY:
WIER & ASSOCIATES, INC.
ENGINEERS SURVEYORS LAND PLANNERS
701 HIGHLANDER BLVD., SUITE 300 ARLINGTON, TEXAS 76015 METRO (817) 467-7700
6849 ELM STREET FRISCO, TEXAS 75034 METRO (214) 387-8000
www.WierAssociates.com

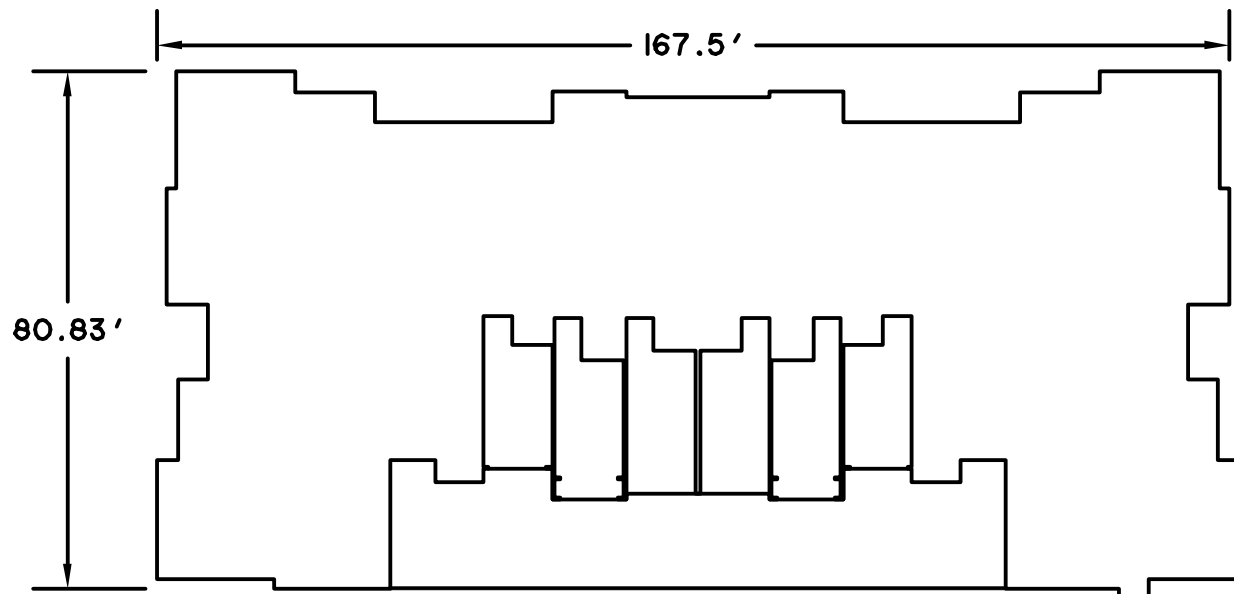
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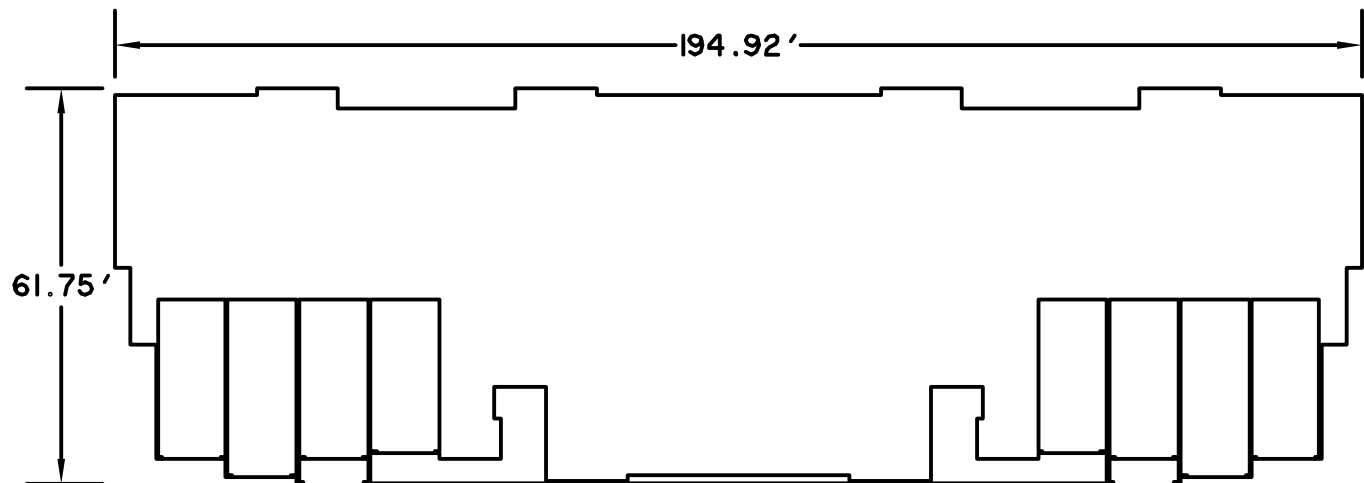
BUILDING TYPE 'A'
1"=30'



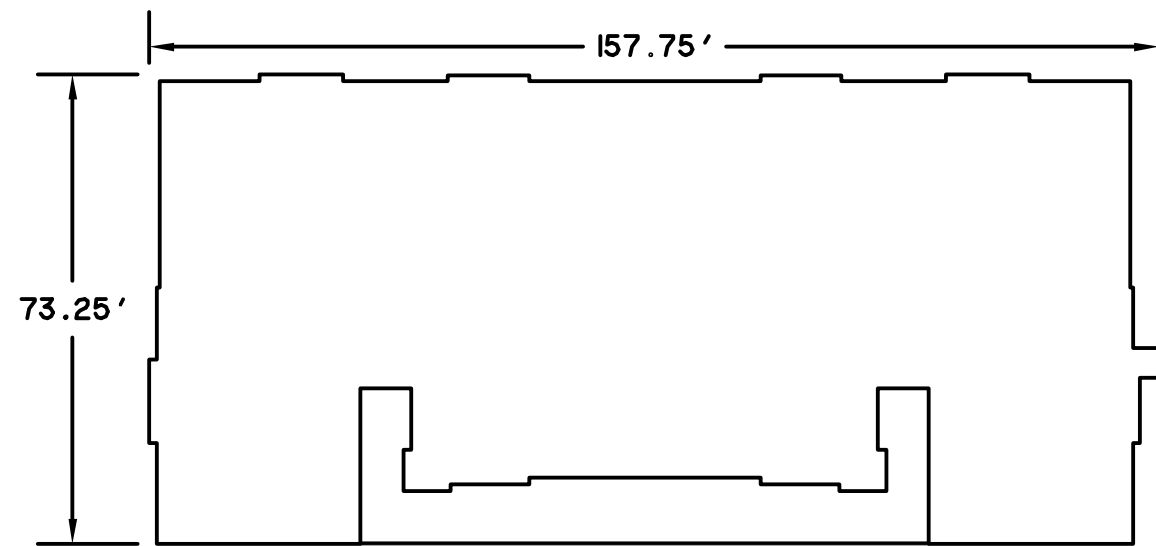
BUILDING TYPE 'D'
1"=30'



BUILDING TYPE 'B'
1"=30'



BUILDING TYPE 'E'
1"=30'

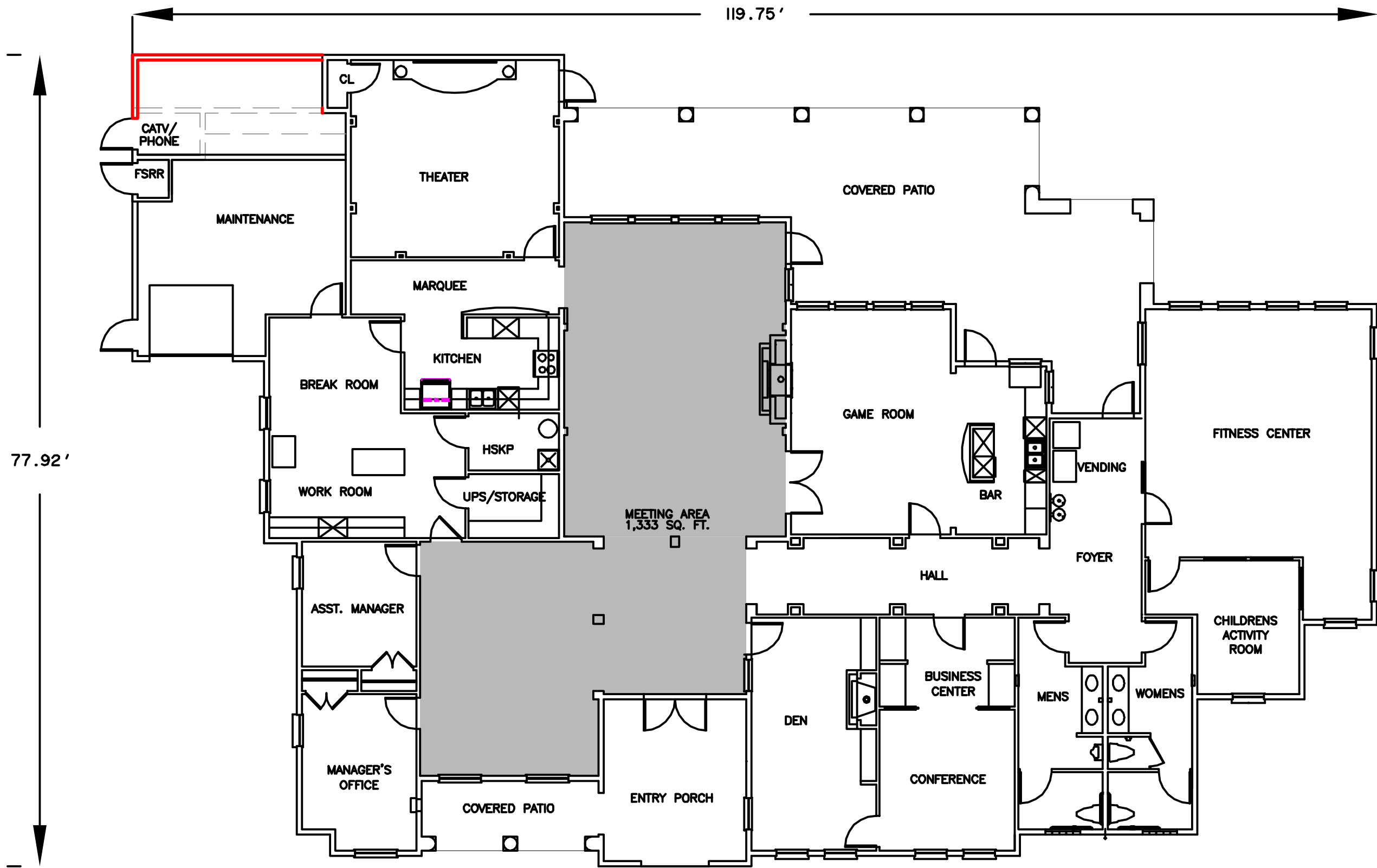


BUILDING TYPE 'C'
1"=30'

SITE DATA SUMMARY	
ZONING	LOT 2 MF-2
PROPOSED USE	APARTMENTS
LOT AREA	1,398,718 S.F. / 32.110 AC
BUILDING AREA (GROSS)	428,357
BUILDING AREA (NET)	319,693
LOT COVERAGE	31%
TOTAL PARKING REQUIRED	667
TOTAL PARKING PROVIDED	683
SQUARE FOOTAGE OF IMPERVIOUS SURFACE	783,619
INTERIOR LANDSCAPING REQUIRED (SQ. FT.)	13,660
INTERIOR LANDSCAPING PROVIDED	15,000 sq. ft.
USABLE OPEN SPACE REQUIRED	25%
USABLE OPEN SPACE PROVIDED	26%
DENSITY (UNITS/ACRE)	9.9

SITE DATA											
	BUILDING No.	BUILDING TYPE	No. DWELLING UNITS	No. 1 BED UNITS	No. 2 BED UNITS	No. 3 BED UNITS	PARKING REQUIRE	BUILDING AREA (GROSS)	BUILDING AREA (NET)*	BUILDING HEIGHT	FINISH FLOOR ELEVATION
LOT1-PHASE I	17	CLUBHOUSE					13	7,139	5,419	36'-6"	1
	18	C	24	12	12		48	28,344	20,874	46'-9.25"	3
	19	A	22	6	10	6	50	32,606	23,774	46'-9.75"	3
	20	C	24	12	12		48	28,344	20,874	46'-9.25"	3
	21	A	22	6	10	6	50	32,606	23,774	46'-9.75"	3
	22	E	22	10	12		44	29,139	22,730	47'-4.25"	3
	23	B	22	10	12		44	31,421	22,646	47'-3.5"	3
	24	D	24	12	12		48	28,344	21,692	46'-9.25"	3
	25	E	22	10	12		44	29,139	22,730	47'-4.25"	3
	26	D	24	12	12		48	28,344	21,692	46'-9.25"	3
	27	B	22	10	12		44	31,421	22,646	47'-3.5"	3
	28	B	22	10	12		44	31,421	22,646	47'-3.5"	3
	29	D	24	12	12		48	28,344	21,692	46'-9.25"	3
	30	E	22	10	12		44	29,139	22,730	47'-4.25"	3
	31	A	22	6	10	6	50	32,606	23,774	46'-9.75"	3
TOTAL			318	138	162	18	667	428,357	319,693		

*NET- UNIT SQUARE FOOTAGE TOTAL FOR APARTMENT, AND AIR CONDITIONED SPACE FOR THE CLUBHOUSE.



NOTE: CLUBHOUSE CONTAINS APPROXIMATELY 5,419 SQUARE FEET AIR CONDITIONED SPACE.
MEETING ROOM CONTAINS A MINIMUM OF 1,000 SQUARE FEET AIR CONDITIONED SPACE.

COMMON BUILDING AREA REQUIRED
12 SQ.FT. X 318 UNITS = 3,816 SQ. FT. AIR CONDITIONED SPACE

CLUBHOUSE
1"=10'

**BUILDING SQUARE FOOTAGE
OF EACH DWELLING UNIT**

BUILDING TYPE A	
6 ONE BEDROOM UNITS AT	759 SQ.FT.
6 TWO BEDROOM UNITS AT	1,117 SQ.FT.
4 TWO BEDROOM UNITS AT	1,154 SQ.FT.
6 THREE BEDROOM UNITS AT	1,317 SQ.FT.
TOTAL 23,774 SQ.FT.	

BUILDING TYPE B	
10 ONE BEDROOM UNITS AT	824 SQ.FT.
6 TWO BEDROOM UNITS AT	1,194 SQ.FT.
6 TWO BEDROOM UNITS AT	1,207 SQ.FT.
TOTAL 22,646 SQ.FT.	

BUILDING TYPE C	
12 ONE BEDROOM UNITS AT	758 SQ.FT.
6 TWO BEDROOM UNITS AT	971 SQ.FT.
6 TWO BEDROOM UNITS AT	992 SQ.FT.
TOTAL 20,874 SQ.FT.	

BUILDING TYPE D	
12 ONE BEDROOM UNITS AT	824 SQ.FT.
6 TWO BEDROOM UNITS AT	971 SQ.FT.
6 TWO BEDROOM UNITS AT	992 SQ.FT.
TOTAL 21,666 SQ.FT.	

BUILDING TYPE E	
6 ONE BEDROOM UNITS AT	771 SQ.FT.
4 ONE BEDROOM UNITS AT	824 SQ.FT.
6 TWO BEDROOM UNITS AT	1,154 SQ.FT.
2 TWO BEDROOM UNITS AT	1,201 SQ.FT.
2 TWO BEDROOM UNITS AT	1,293 SQ.FT.
2 TWO BEDROOM UNITS AT	1,448 SQ.FT.
TOTAL 22,730 SQ.FT.	

OPEN SPACE CALCULATIONS			
AREA	CREDIT AREA (SQ. FT.)	OPEN SPACE MULTIPLIER	ACRES
FLOOD PLAIN	636,204	1	14.61
CHILD PLAY AREA	962	2	0.04
POOL (WEST)	7,212	2	0.33
POOL (EAST)	3,551	2	0.16
EXERCISE ROOM	630	1	0.01
THEATER	480	1	0.01
TOTAL			15.17
OPEN SPACE REQUIRED		25%	
OPEN SPACE PROVIDED		15.17 SF / 56.2 SF = 0.26996 OK	

NOTE:
1. THE FLOOD PLAIN WILL MAINTAINED IN ITS NATURAL STATE. THE CLUBHOUSE SHALL INCLUDE AMENITIES SUCH AS A MEETING ROOM (1,000 SQ. FT. MINIMUM), THEATER AND EXERCISE FACILITY.
2. FLOODPLAIN AREA ALONG COTTONWOOD CREEK IS ALLOCATED TO ENTIRE APARTMENT SITE. SHOULD REPLANNING, REZONING OR CREATING DIFFERENT PLANNING CONCEPTS, OPEN SPACE AREAS WILL BE REWORKED.

**OPEN SPACE CALCULATIONS PART OF
ENTIRE DEVELOPMENT, ESTABLISHED
WITH PHASE I PROJECT.**

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Texas Firm Registration No. F-2776 www.WierAssociates.com

SHEET 3 OF 3

DATE: 07-14-2009
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